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Marshall Saltzman, of the City of Detroit Community and Economic Development Department, affirms that this document is a true copy of the Modified Development Plan for the Elmwood Park Rehabilitation Project #3, Mich. R-123, Adopted by Ordinance #116-H effective on May 19, 1976..

James H. Bradley
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MODIFIED DEVELOPMENT PLAN
ELMWOOD PARK REHABILITATION PROJECT NO. 3

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City of Detroit
Community and Economic Development Department
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ELMWOOD PARK REHABILITATION PROJECT NO. 3

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B. DESCRIPTION OF PROJECT

1. BOUNDARIES OF URBAN RENEWAL AREA

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The boundaries of the project area are described as follows:

Beginning at the intersection of the centerline of Lafayette Street, 50 feet wide, and Chene Street, 60 feet wide, as they now exist, thence northerly along along the centerline of Chene Street to the centerline of Waterloo Street, 50 feet wide, as it now exists, thence westerly along said centerline to a point formed by the extension of the westerly lot line of Lot 10 of block 10, plat of the subdivision of blocks 6, 7, 8, 9, 10, 11 and 13, Witherell Farm, thence southerly along said westerly lot line to the centerline of the 20 foot east-west alley first southerly thereof, as it now exists, thence westerly along said centerline to the easterly right-of-way line of the depressed Grand Trunk and Western Railroad, 60 feet wide, thence northerly along said right-of-way line to the centerline of Gratiot Avenue, 120 feet wide, as it now exists, thence northeasterly along said centerline to a point formed by the extension of the westerly line of Flattery's Subdivision of the east part of Outlot 32, St. Aubin Farm, thence southerly along said westerly line of Flattery's Subdivision to the northerly right-of-way line of Vernor Highway, 80 feet wide, as it now exists, thence easterly along said right-of-way line to the easterly right-of-way line of Mt. Elliott, 66 feet wide, to the southerly right-of-way line of Waterloo Street, 50 feet wide, as it now exists, thence westerly along said right-of-way line to the easterly right-of-way line of Elmwood Street, 33 feet wide, as it now exists, thence southerly along said right-of-way line to the centerline of Lafayette Street, as it now exists thence westerly along said centerline to the point of beginning.

2. URBAN RENEWAL PLAN OBJECTIVES

a. Development Objectives

To eliminate the substandard conditions and blighting influences which exist in the project area.

To develop a socially and economically balanced residential community.

To provide new housing for people of low, moderate and middle incomes.

To provide public improvements which will add to the development potential of Elmwood 3.

To provide appropriate public facilities, churches, schools, and open space which will support and attract new residential development.

To develop a multi-function commercial and recreation center to support residential uses.

To assure the widest variety of housing choice for residents of Elmwood 3.

To develop a high standard of architectural quality and urban design.

To assure the most rapid possible development of all parcels of land, while maintaining basic program concepts and objectives.

b. Land Use Objectives

The plan for land use in the project includes areas for the development of residential uses, small commercial uses, institutional uses, and recreational uses.

Residential uses may include duplexes, townhouses, garden apartments, mid rise units, and high rise units.

The majority of residential development will consist of medium density housing such as townhouses and garden apartments. Mid rise housing may be permitted adjacent to open space areas or fronting on public streets. The parcel adjacent to the public open space in Elmwood 1 may be developed with mid rise or high rise housing with small commercial uses permitted in the major building(s).

Commercial uses may include a small amount of retail, restaurant, and entertainment space in the parcel designated for a community club. Small commercial space may also be permitted within mid or high rise residential structures.

Two parcels facing Gratiot are also designated for commercial use. One of these parcels has already been sold to an adjacent restaurant for its parking.

Institutional uses in Elmwood 3 may include churches and schools, both existing and new. Existing schools and churches may expand their sites for such uses as parking and outdoor recreation. Institutional use is proposed for two parcels adjacent to the Elmwood Cemetery on both sides of Monroe.

Recreational uses include active recreation such as baseball, softball, basketball, and football; and passive recreation such as picnic areas, outdoor table games, and landscaped open space. The active recreation areas should be located near schools, if possible, and away from housing units. The less active recreation areas should be located in closer proximity to housing units, preferably along public walkways.

The major park/recreation area is located around the Duffield School. This area may contain both active and passive recreation uses depending upon the location.

Two smaller recreation areas are located along the major north-south walkway in close proximity to housing parcels. These two park areas will accordingly be developed with passive recreational uses.

There are several public walkways which serve to connect public open spaces and to provide pedestrian access in and around Elmwood 3.

B. DESCRIPTION OF PROJECT

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c. Vehicular Circulation Objectives

The vehicular circulation in Elmwood 3 is designed to serve the internal traffic needs with a minimum of through traffic.

The major street, temporarily named Elmwood Park Drive, forms the partial western boundary of the project. Originating at Jefferson Avenue at Chene, it extends in a northerly direction, curves around the Elmwood 1 central park area and the Elmwood 3 high density area, then connects in an east-west direction with Antietam Street, which runs through Elmwood 1 to the Lafayette Park area. The boulevarded thoroughfare in Elmwood 1, 2 and 3 serves to connect these three projects together.

A small portion of boulevard along existing Chene will also be constructed from Elmwood Park Drive/Antietam north to Vernor. This street will serve as the major access to and from the north.

A small portion of the St. Aubin boulevard, between Elmwood 1 and Gratiot, will also be constructed to complete this thoroughfare begun as part of Elmwood 1.

Two loop streets will serve as access to the internal development in Elmwood 3. The northern loop street will run from McDougall at Vernor south and then west to intersect with the Elmwood Park Drive. The southern loop street will begin at McDougall and Lafayette run north and then west to intersect with Elmwood Park Drive.

Three smaller public streets will be constructed in Elmwood 3: a cul-de-sac on Macomb to service the Duffield School; a cul-de-sac west of Elmwood Park Drive to serve high density residential development in Elmwood 1 and 3; and Monroe from the south loop street to the entrance of Elmwood Cemetery.

Auto access to and from the loop street will be by way of private drives.

All other existing streets and alleys not mentioned above will be vacated. The resulting pattern of circulation will provide large areas of housing development. This will permit a variety of cluster developments without interruption of public streets.

All pedestrian crossings at street in Elmwood 3 shall be designed to insure the safe movement of pedestrians. Such crossings include designated points to cross the Chene boulevard, other such street crossings, and the intersections of all public walkways with public streets.

C. LAND USE PLAN

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1. LAND USE MAP

The map R-213c, "Modified Land Use and Development Plan," is included as a part of this plan. This map shows the boundary of the project, proposed public and other land uses, streets, and easement boundaries for subsurface utilities.

2. LAND USE PROVISIONS AND BUILDING REQUIREMENTS

a. Permitted Uses

Residential - Low Density, including duplexes and one to three story townhouses.

Open space, tot lots, or recreational facilities related to on site residential development.

Residential - Medium Density, including one to three story townhouses and garden apartments, and four to ten story mid rise apartments.

Open space tot lots, or recreational facilities related to on-site residential development.

Commercial uses contained within mid rise residential structures.

Community service facilities such as day care centers, community buildings, etc.

Residential - High Density, including four to ten story mid rise buildings and high rise structures over ten stories. One to three story townhouses and garden apartments are permitted only in combination with mid-rise or high rise structures.

Accessory commercial uses such as drug stores, eating establishments, florists, etc

Open space, tot lots, or recreational facilities related to on-site residential development.

Community service facilities such as day care centers, community buildings, etc.

Institutional, including churches and related facilities educational facilities, libraries, and cemeteries.

Commercial, including retail sales and service establishments, restaurants, offices, gasoline service stations, medical clinics, and other uses determined to be similar or compatible by the Community and Economic Development department.

These commercial uses apply to all parcels designated for commercial use except for Parcel 6. On Parcel 6, a free standing gasoline station will not be permitted. Only a small, unobtrusive gasoline pumping service, integral to the primary development, will be permitted. All other commercial uses listed above will be permitted.

Park-Walkway, including baseball, football, basketball, tennis, ice skating, and passive recreation activities as programmed for each park area. Some park areas may be shared by schools during regular school hours. Walkways will include landscaping treatment compatible with landscape design established for all open space/recreation areas.

C. LAND USE PLAN

b. Additional Controls

Densities of development, parking requirements and other controls, as indicated in the following table and pages, must be met for each parcel of acquired real property that is offered for sale or lease. These controls will apply to exempted property if that property is expanded by the purchase or lease of additional property.

Densities of development are expressed as units per acre for housing and floor area ratio for certain non-residential uses. Floor area ratio (F.A.R.) is defined as the ratio of gross floor area of all buildings on a parcel (except space used for parking and loading) to the total area of the given parcel, excluding bounding public streets, but including the area of any proposed internal drive or cul-de-sacs. The density requirements are not applicable for parcels developed solely for park use or for parking.

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USE
DESIGNATION

PERMITTED
DEVELOPMENT

DENSITY
REQUIREMENT

OFF STREET PARKING
REQUIREMENT

ADDITIONAL RESTRICTIONS

LAND USE PROVISIONS AND BUILDING REQUIREMENTS

Residential - Low Density	- Duplex	8-14 DU/acre	1.5 spaces/DU	Townhouses will be permitted in the 20-25 dwelling unit/acre density range only if covered or structured parking is provided which uses less land coverage than an equivalent number of surface parking spaces would use.
	- Townhouse	10-18 DU/acre	1.5 spaces/DU	
	- Townhouse	11-25 DU/acre	1.5 spaces/DU	
Residential Medium Density	- Garden Apartments	20-30 DU/acre	1.5 spaces/DU	Maximum F.A.R. 1.0
	- Mid Rise Apartments	20 DU/acre and above		
	- Mid Rise Apartments (Elderly)	40 DU/acre and above	.33 spaces/DU	Maximum F.A.R. 1.0
	- Commercial		1 space/500 sq. ft.	Commercial use is limited to ground level space in mid rise buildings for the service needs of local residents.
Residential High Density	- Community Facilities		1 space/500 sq. ft.	
	- Mid Rise Apartments	20 DU/acre and above	1.5 spaces/DU	Maximum F.A.R. of 2.0 for permitted development in high density parcels.
	- Mid Rise Apartments (Elderly)	40 DU/acre and above	.33 spaces/DU	
	- High Rise Apartments	50 DU/acre and above	1.5 space/DU	
	- High Rise Apartments (Elderly)	50 DU/acre and above	.33 space/DU	
	- Commercial		1 space/500 sq. ft.	Commercial space is limited to the service needs of local residents.
	- Community Facilities		1 space/500 sq. ft.	

LAND USE PROVISIONS AND BUILDING REQUIREMENTS (continued)

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USE DESIGNATION	PERMITTED DEVELOPMENT	DENSITY REQUIREMENT	OFF STREET PARKING REQUIREMENT	ADDITIONAL RESTRICTIONS
Commercial	- Retail Sales and Services			
	- Offices			2 spaces per first 1,600 sq. ft. of gross floor area, plus 1 space for each 200 sq. ft. of gross floor area, between 1,600 and 20,000 sq. ft. or 94 spaces plus 1 space for each 150 square feet of gross floor area between 20,000 and 50,000 sq. ft., or 294 spaces plus 1 space for each 100 sq. ft. of gross floor area over 50,000 sq. ft. (gross floor area refers to total commercial floor area on the parcel.
	- Restaurants			1 space per each 400 sq. ft. of gross floor area.
	- Medical Clinics			3 spaces per first 1,000 sq. ft. of gross floor area plus 1 space for each additional 100 sq. ft. of gross floor area.
				1 space for each 200 sq. ft. of gross floor area or 5 spaces for each doctor or dentist, whichever is greater.

LAND USE PROVISIONS AND BUILDING REQUIREMENTS (continued)

USE DESIGNATION	PERMITTED DEVELOPMENT		DENSITY REQUIREMENT	OFF STREET PARKING REQUIREMENT	ADDITIONAL RESTRICTIONS
Commercial (cont.)	- Bowling Alley	-	-	5 spaces per each alley	
	- Banks	-	-	1 space per each 200 sq. ft. of gross floor area.	
	- Gasoline Service Station	-	-	1 space for each service bay plus 1 space for each 2 employees, but in no case less than 2 employee spaces.	
	- Church	-	-	1 space per 5 sanctuary seats.	
Institutional					

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- Dwelling Unit
- Floor Area Ratio

c. LAND USE PLAN

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Building Setbacks

All buildings will have a minimum setback of 20 feet from street right-of-ways and a setback of 10 feet from side lines of property except where common use or ownership conditions of adjacent parcels permit harmonious development with lesser or no setback as determined by the Community and Economic Development Department.

Parking and Loading

Parking, except that provided for guests and deliveries, must be enclosed within structures or garages or suitably screened and landscaped from view. All group parking structures must be at least one-half level below grade and designed to allow for natural ventilation.

All loading will take place off of the street right-of-way so as not to cause traffic congestion.

All parking and loading areas and drives and access will be surfaced with a pavement having an asphaltic or cement binder or similar material so as to provide a permanent, durable and dustless surface.

All guest parking areas at or above grade shall be suitably screened with walls, earth mounding, or dense plantings.

Signs

No signs shall be erected which do not pertain to activities conducted on the parcel upon which they are located. The size, location and general design of all signs permitted shall be in conformance with development objectives and subject to approval by the Community and Economic Development Department.

Outdoor Utility Equipment

Outdoor meters, air conditioning equipment and antennas shall be incorporated in the design and be as unobtrusive as possible. Meters and transformer boxes on residential parcels may be located above the ground provided that they are screened from view. The location of these meters and transformers and the screening treatment used shall be subject to approval by the Community and Economic Development Department.

Open Space and Landscaping

All residential parcels shall have at least 10% of the site, exclusive of area devoted for parking, landscaped as common recreational open space.

All non-residential parcels shall have at least 10% of the site, exclusive of area devoted for parking, landscaped as open space suitable to the character of development.

LAND USE PLAN

The open space and landscaping treatment shall be subject to the approval of the Community and Economic Development Department.

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Existing Trees

Every effort should be made to preserve the mature, healthy trees of Elmwood 3. All trees should be fenced during construction and no trees may be removed that have not been previously so designated on approved site plans.

General Appearance and Arrangement of Sites

All land not utilized for buildings and paving shall be landscaped.

All storage of material will take place within the buildings unless other arrangements are specifically approved by the Detroit Community and Economic Development Department.

The arrangement of buildings on the site will provide for adequate light, air-circulation and a maximum amount of privacy in terms of overlooking and noise transmission for the subject property and adjacent properties.

Fences

All fences shall be of materials which reflect or harmonize with the surrounding buildings. No chain link or similar metal fences shall be permitted.

Servicing, Waste Disposal, and Exterior Storage

All servicing facilities shall be enclosed within structures so as to be shielded from public view. All waste shall be stored within structures, and shall be completely screened from public view; no exterior storage of a temporary or permanent nature will be permitted.

Underground Utility Lines

All utility equipment, including facilities for transmission or distribution of gas, electricity, steam, water or communications, except fire hydrants, lighting standards, meters and electric transformers will be located underground or enclosed entirely within a building. In the residential parcels only, where low-rise dwelling units are developed, certain utility equipment such as transformer boxes may be located above ground provided that it be screened from public view - subject to approval of the Community and Economic Development Department.

Easements for sub-surface utilities shall be maintained at locations shown on the Modified Land Use and Develop-

LAND USE PLAN

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ment Plan. Additional easements for sub-surface utilities shall be provided by the developer as required for development on his property, subject to the approval of the utility companies and/or municipal departments affected. No structures may be erected or trees planted within these easements without permission of the Community and Economic Development Department, and approval of the municipal departments affected.

Review of Plans

Prior to applying for a building permit for all present and future construction, exterior alterations, and changes of use, plans shall be submitted to the Community and Economic Department in sufficient detail to permit a determination that the construction is in compliance with the Development Plan. The Community and Economic Development Department shall be responsible for consulting with appropriate City agencies to obtain all relevant agency approvals prior to the developers applying for a building permit. If, after examination, the Development Department finds that the plans conform to Development Plan and these restrictions, it shall formally approve the plan and also arrange for the processing of other agencies as appropriate.

Variance Provision

Where, owing to special conditions, a literal enforcement of these provisions and building requirements would result in unnecessary hardship, involve practical difficulties, or would constitute an unreasonable limitation beyond the spirit and purpose of these provisions and requirements, the Community and Economic Development Department with approval of the City Council shall have the power to authorize a reasonable and minor variation or modification of these provisions and requirements that will not be contrary to the public interest and provided that the modifications be consented to by the lessee and/or purchaser of real property so that the spirit and purpose of these provisions and requirements shall be observed.

c. Initiation and Duration of the Land Use Provisions and Requirements.

The land use provisions and building and other requirements enumerated above shall become effective on the date of the adoption of the Development Plan by the City Council of the City of Detroit and shall remain in effect for a period of at least 25 years from their effective date.

d. Applicability of the Land Use Provisions and Requirements to Real Property Not to be Acquired.

The Design and Development Objectives, the Land Use Provisions, and Additional Requirements will be applicable to all real property not to be acquired in a clearance area if the owner thereof acquires project land.

1. LAND ACQUISITION

Real property to be acquired in the project clearance areas, public improvement areas and spot clearance sites are indicated on Map R-213-D, entitled "Land Acquisition Plan." This real property will be acquired for clearance and redevelopment and be subject to the Design and Development Objectives, Land Use Provisions, and to the Additional Restrictions as outlined below.

2. PROVISION OF LOW AND MODERATE INCOME HOUSING

The project will provide for a balanced development by including a substantial number of low and moderate income housing units; specifically, to insure that at least 50% of all new housing units in the Elmwood projects shall be in the low and moderate income categories.

In addition, at least 20% of all the housing units in Elmwood 3 receive a form of housing subsidy in order to make these units available to lower income families. These subsidies include Section 8, 202, 236 and Section 23 leased housing.

3. REDEVELOPERS OBLIGATIONS

The land acquired by the City of Detroit will be disposed of subject to an agreement between the City and the redeveloper. Land disposition and review of redeveloper's plans will consider that:

- a. Land disposition documents will incorporate provisions for achieving all elements of the Modified Development Plan, including the Development Objectives, through:

Fixed price offering with the Development and Design Objectives as a criteria for selecting the redeveloper; or through negotiation where the objectives are determining factors; or by other means to allow for experimentation and freedom of architectural expression; no pre-conceived method of construction of architectural treatment is established. The developers' proposal will be judged by the performance standards to be set forth in the disposition documents and will be evaluated in terms of urban design relationship to the total project and architectural treatment of the proposed development.

- b. Disposition documents shall spell out in detail the criteria to be met in order to achieve the development and design objectives.

- c. Land disposition documents will also include provisions for insuring initiation and completion of construction within a reasonable period of time after the effective date of contract, as determined by the type of redevelopment to be undertaken.

- d. Land disposition documents shall also include a specific Declaration of Restrictions to be recorded and binding upon any sale or lease for the purpose of implementing these provisions, requirements and development and design objectives which apply throughout the project.

D. PROJECT PROPOSALS

- e. The developers, their successors or assigns, agree that there will be no discrimination against any person or group of persons on account of race, creed, color, lease, transfer, use occupancy, tenure or enjoyment of the premises therein conveyed. Nor will the developer himself or any person claiming under or through him, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees, or vendees in the premises therein conveyed. The above provisions will be perpetual and will run with the land disposed of within the urban renewal area by the City of Detroit.
- f. Developers shall insure to the extent possible that a substantial number (at least 50%) of the total housing units built in the project shall be for sale or rent at prices that low and moderate income families can afford.
- g. All development plans shall be subject to approval by the Community and Economic Development Department and by the Detroit Housing Commission.

E. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS1. RELOCATION PLAN

The Relocation Plan, more specifically entitled Relocation Program, Elmwood Park Rehabilitation Project Number 3, Michigan R-123, is hereby made a part of the Modified Development Plan, as required by Section 4(c) of the Rehabilitation of Blighted Areas Act, Act 244 of the Public Acts of 1945, as amended.

2. ESTIMATED COSTS OF IMPROVEMENTS

The Estimated Costs of Public Improvements to be made within the project detailed on the attached Form H-6220, Project Expenditure Budget, are hereby made a part of the Modified Development Plan as required by Section 4(c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended.

3. ESTIMATED EXTENT OF IMPROVEMENTS

The Estimated Extent of Improvements, Renewal Assistance Administration Code R-224 maps, are hereby made a part of the Modified Development Plan as required by Section 4(c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended, and show the work to be performed by various City departments with exact locations and extent of improvements shown for tentative and diagrammatic purposes only.

4. RIGHTS-OF-WAY ADJUSTMENT PLAN

Map R-213-E entitled Modified Right-of-Way Adjustment Plan shows:

E. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

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- a. Streets and alleys to be retained.
- b. Streets and alleys and public walkways to be dedicated.
- c. Streets and alleys to be vacated.
- d. Easements for subsurface utilities.

This is hereby made a part of the Modified Development Plan as required by Section 4(c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended.

5. ZONING AND DISTRICT PLANS

The Modified Zoning Plan and the Modified District Plan are hereby made a part of the Modified Development Plan as required by Section 4(c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended.

F. PROCEDURE FOR CHANGES IN THE APPROVED PLAN

If previous to the lease, sale or exchange of any real property in the development area, the City Council of the City of Detroit desires to modify the Development Plan, it shall hold a public hearing thereon, notice of such hearing to be given as provided in state law. If the modification be approved by the City Council, it shall become part of the approved Development Plan.

The part of the Development Plan which directly applies to a parcel of real property in the area, may be modified by the City Council at any time after the transfer or lease or sale of the parcel of real property in the area provided that the modification be consented to by the lessee or purchaser.

COMMUNITY
DEVELOPMENT
COMMISSION

ELMWOOD PARK NO. 3
CITIZENS DISTRICT COUNCIL AREA

DATE
DRAWN
9-27-'73

